



Newton Housing

Housing Location Selection Workshop
November 22, 2015

Workshop Objective

- **Continue the conversation about the need for more affordable and diverse housing in Newton**
- **Identify the community's priorities for new housing**
- **Collect community feedback on preferences for new housing locations and development types**
- **Incorporate community feedback into housing strategy, planning, and housing development site recommendations**

Agenda

1:15PM	Introduction, Mayor Warren
1:40PM	Market Needs Assessment Overview
1:50PM	Housing Location Exercise
30 MINS	<i>Introduction, Materials, Typology Menus, Q&A</i>
15 MINS	<i>Group Discussion, Principles Identification</i>
45 MINS	<i>Housing Location Exercise</i>
3:20PM	10-Minute Break
3:30PM	Team Presentations
4:05PM	Discussion, Q&A
4:25PM	Closing & Next Steps

City of Newton

HOUSING NEEDS ANALYSIS

Market Assessment Recap

November 22, 2015

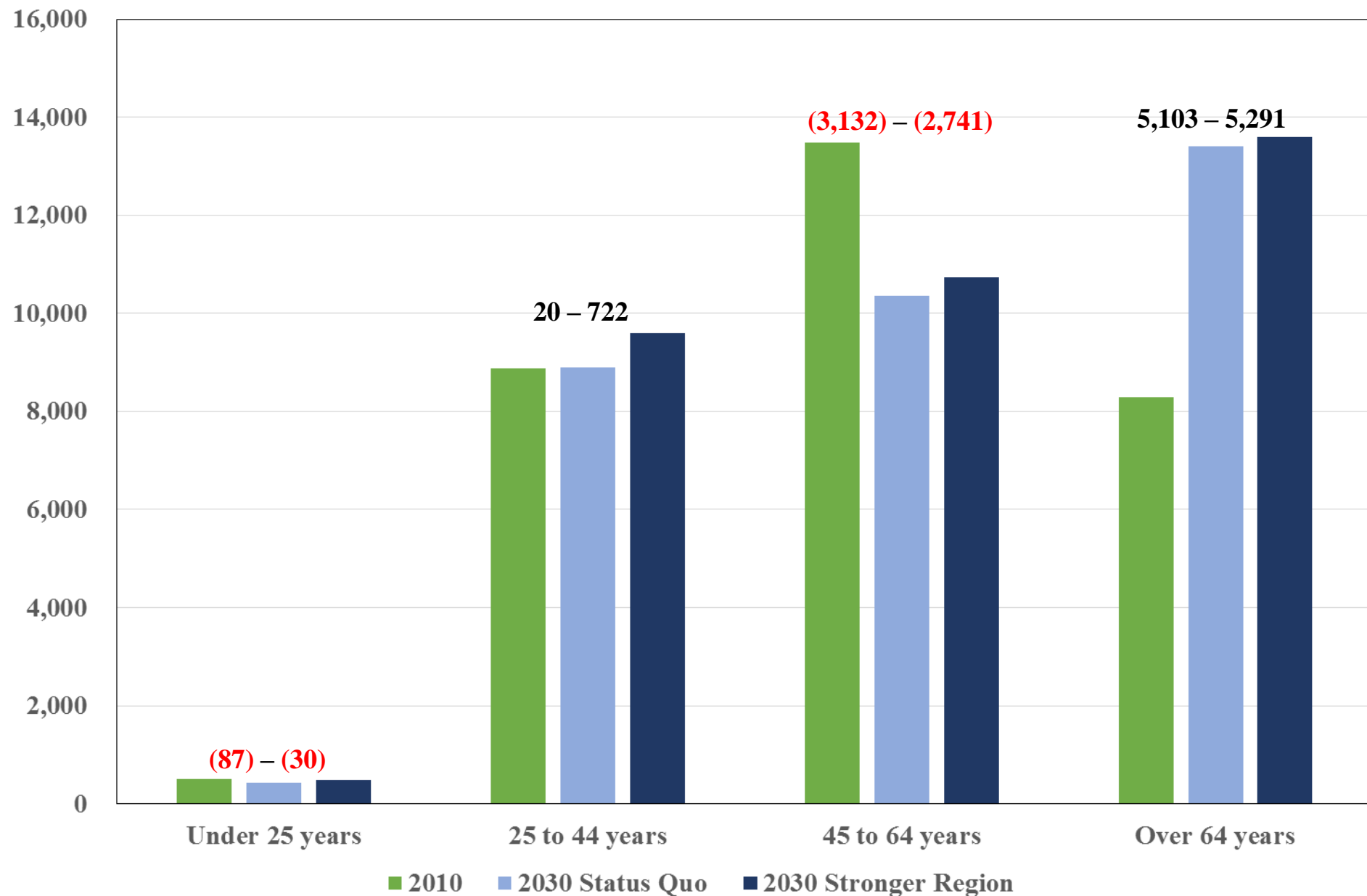
Presented By:

Kyle Talente, Vice President and Principal
RKG Associates, Inc.

MARKET DATA

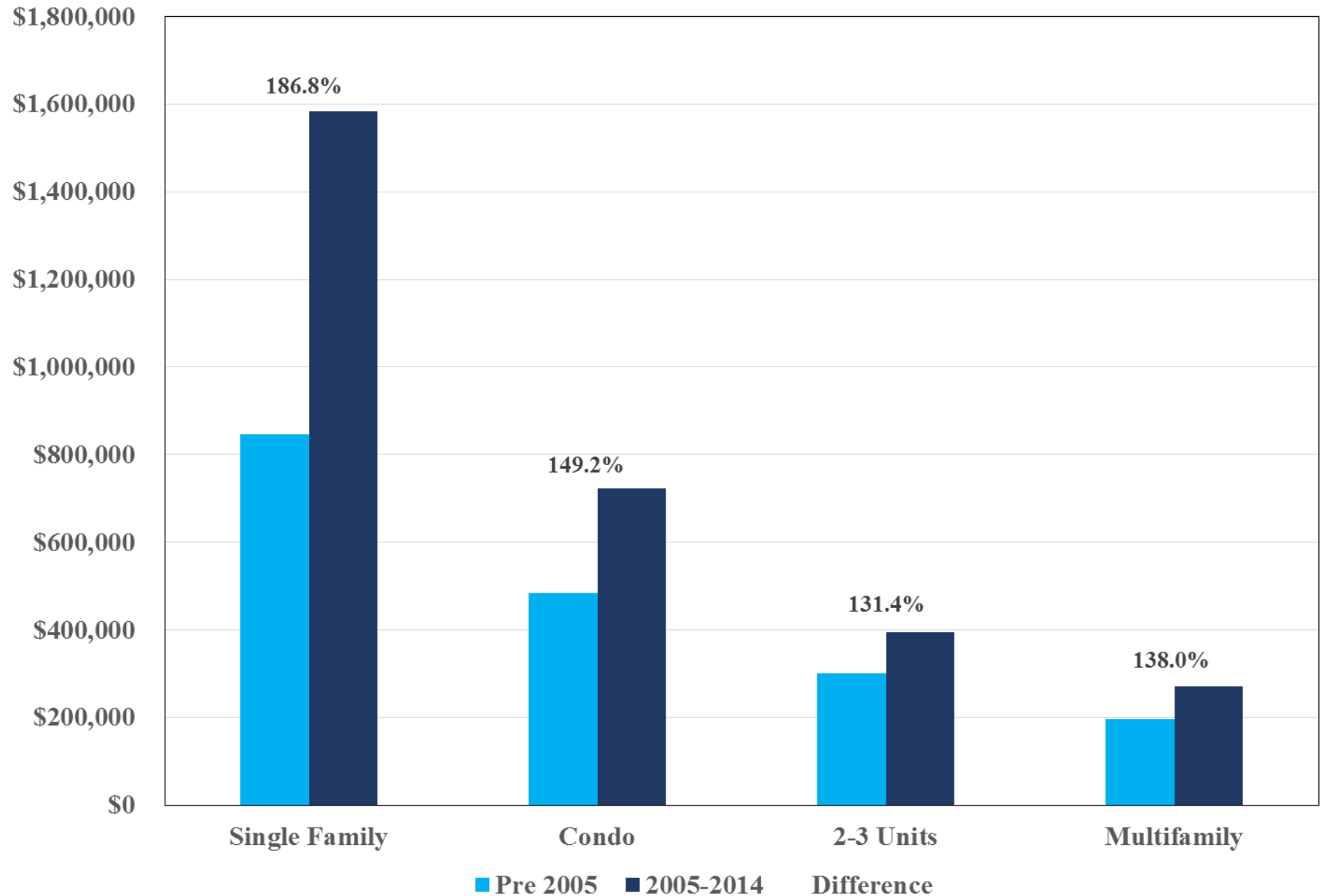
HOUSEHOLD PROJECTIONS, BY AGE

2010-2030; City of Newton



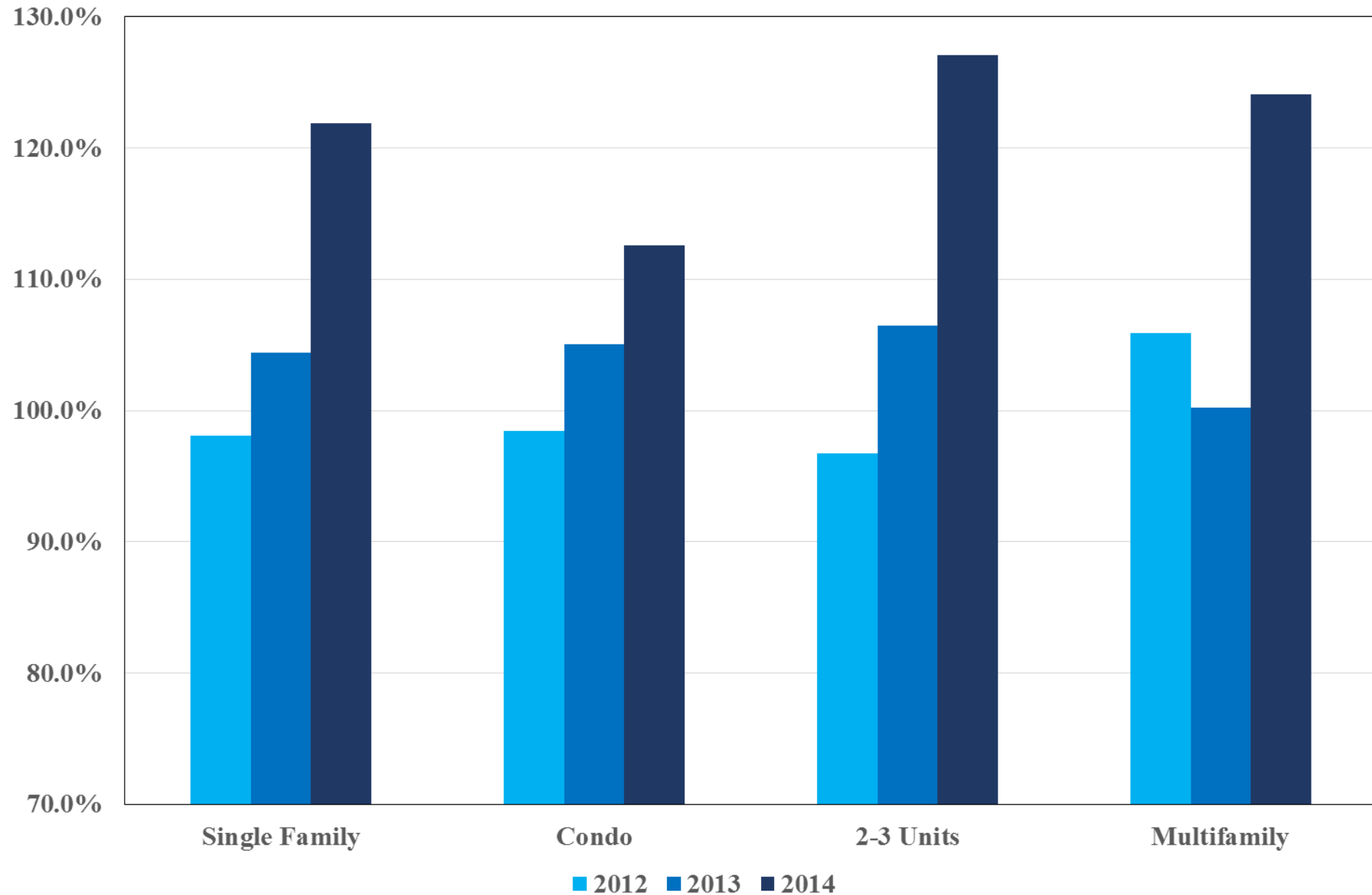
AVERAGE VALUE PER UNIT COMPARISON

City of Newton



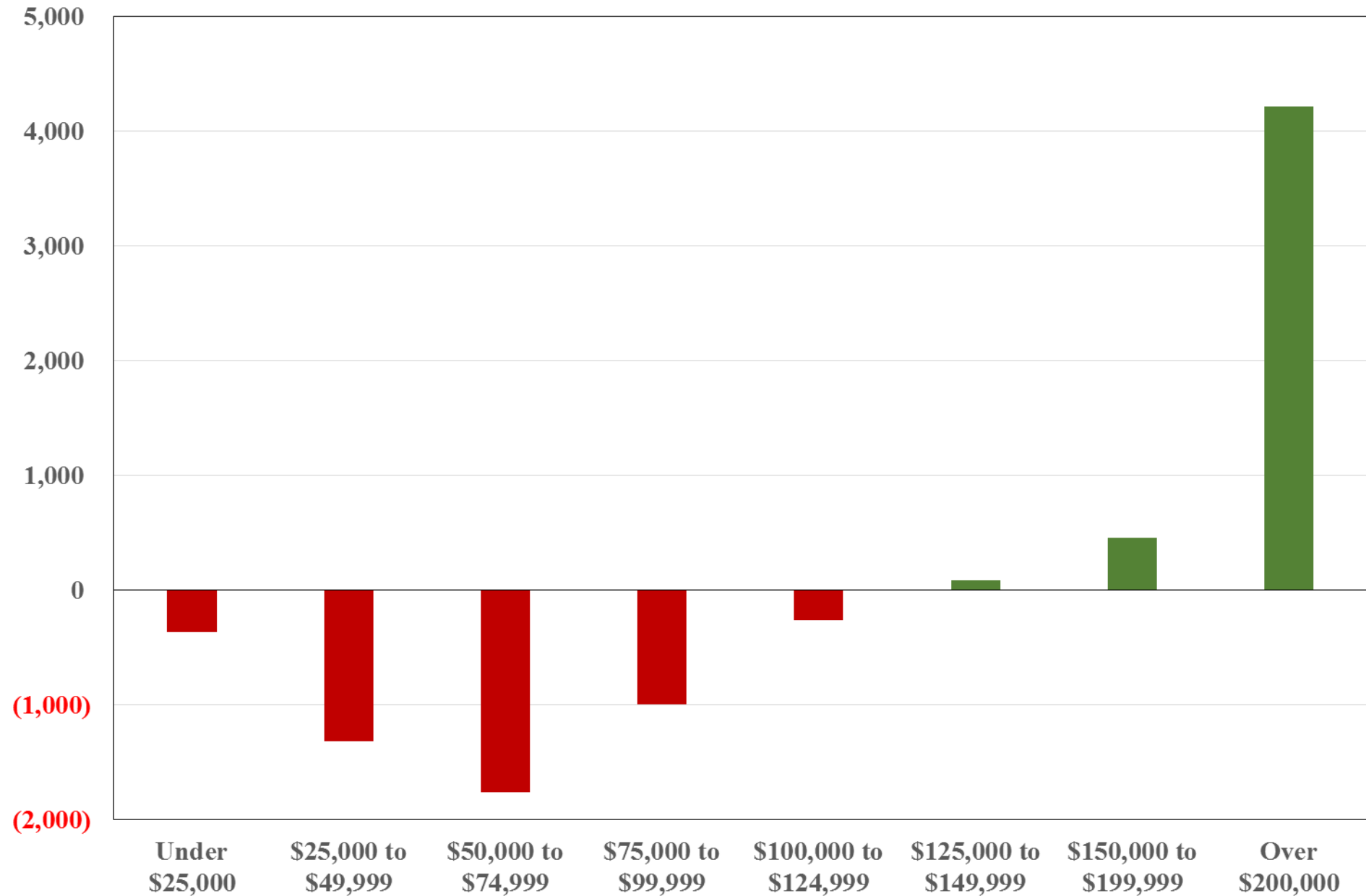
SALE TO VALUE COMPARISON

2012-2014; City of Newton



HOUSEHOLDS, BY INCOME

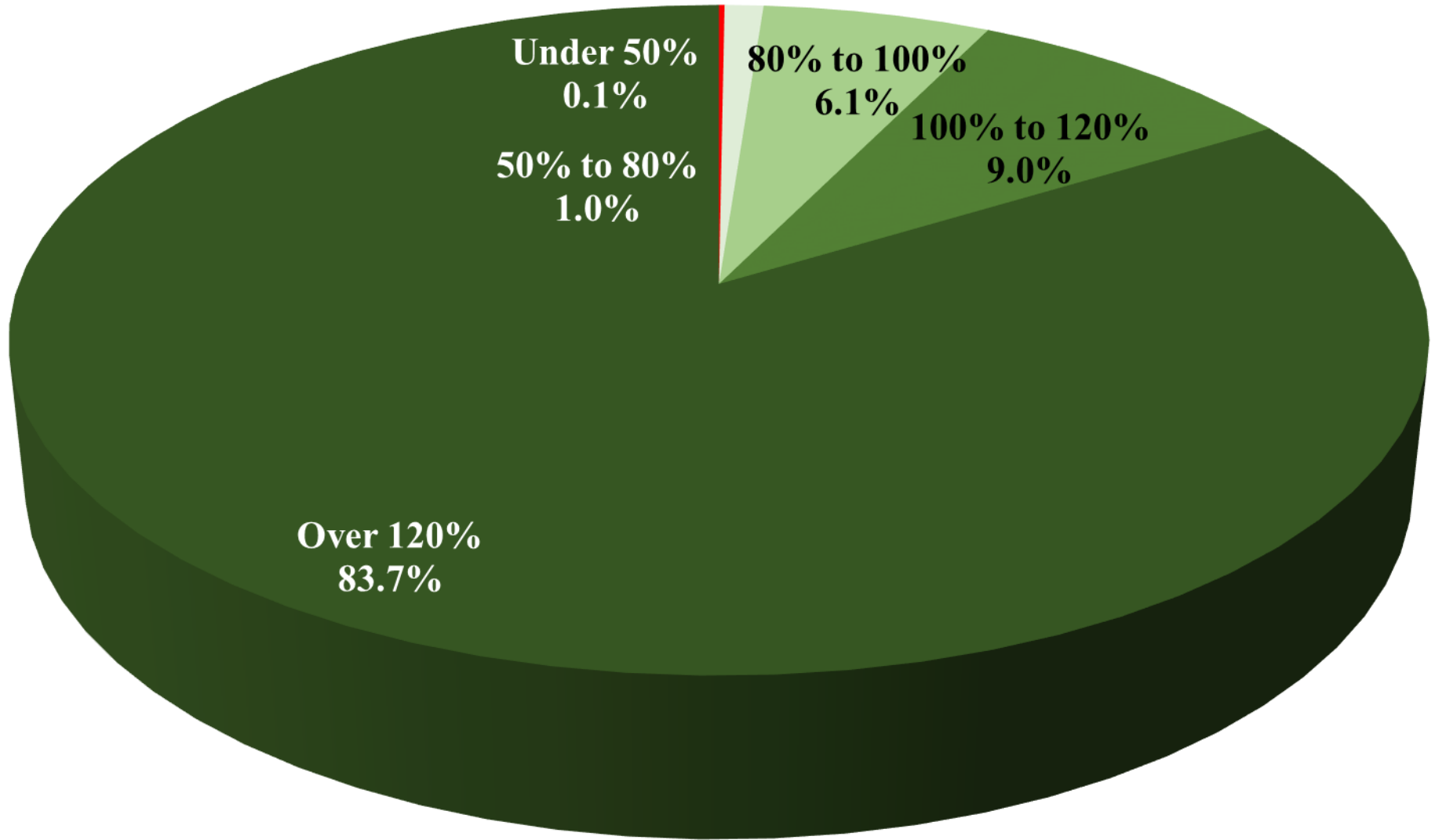
2000-2013 City of Newton



NEEDS ANALYSIS

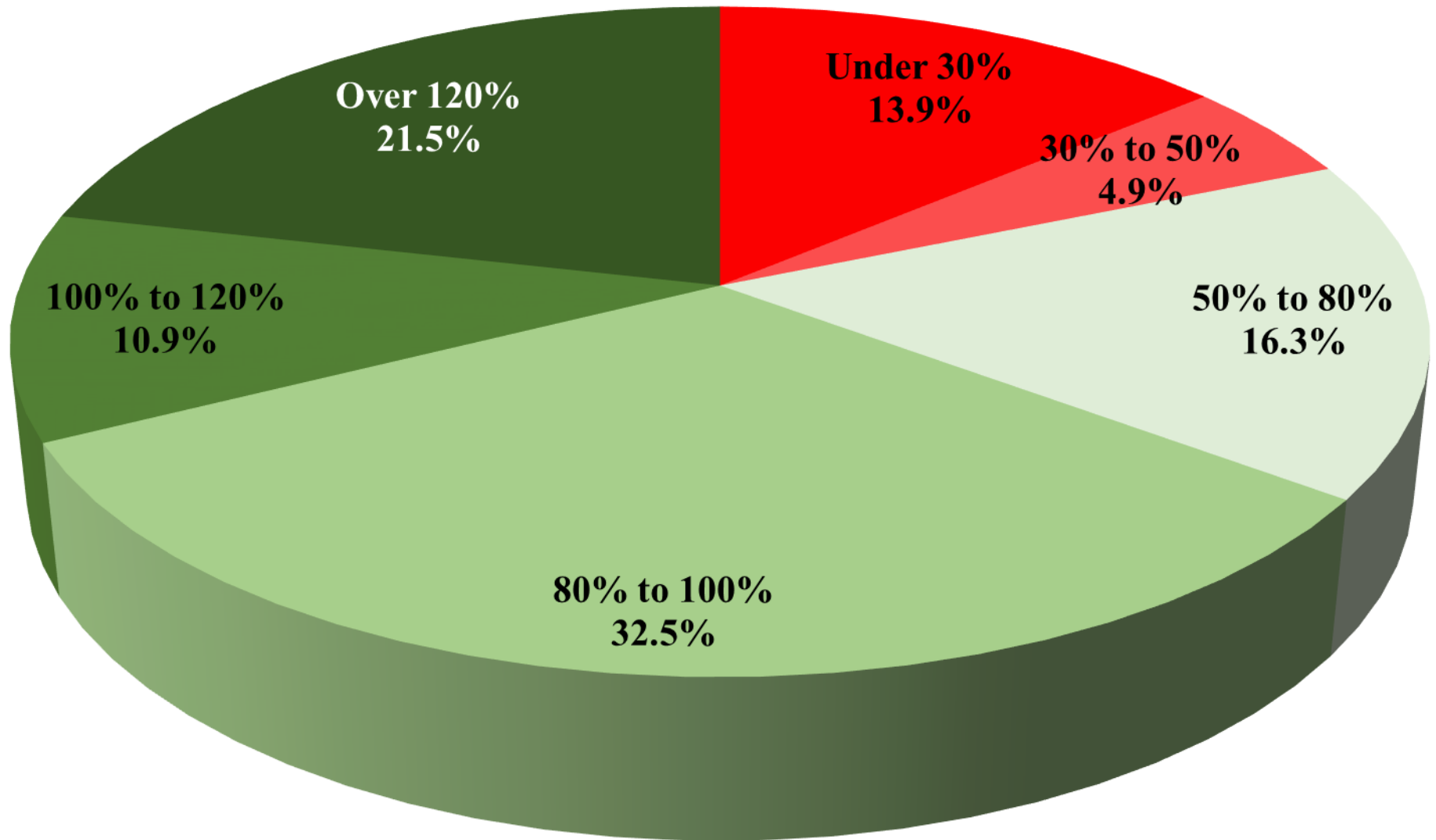
OWNERSHIP UNIT AFFORDABILITY

FHA Financing Assumptions



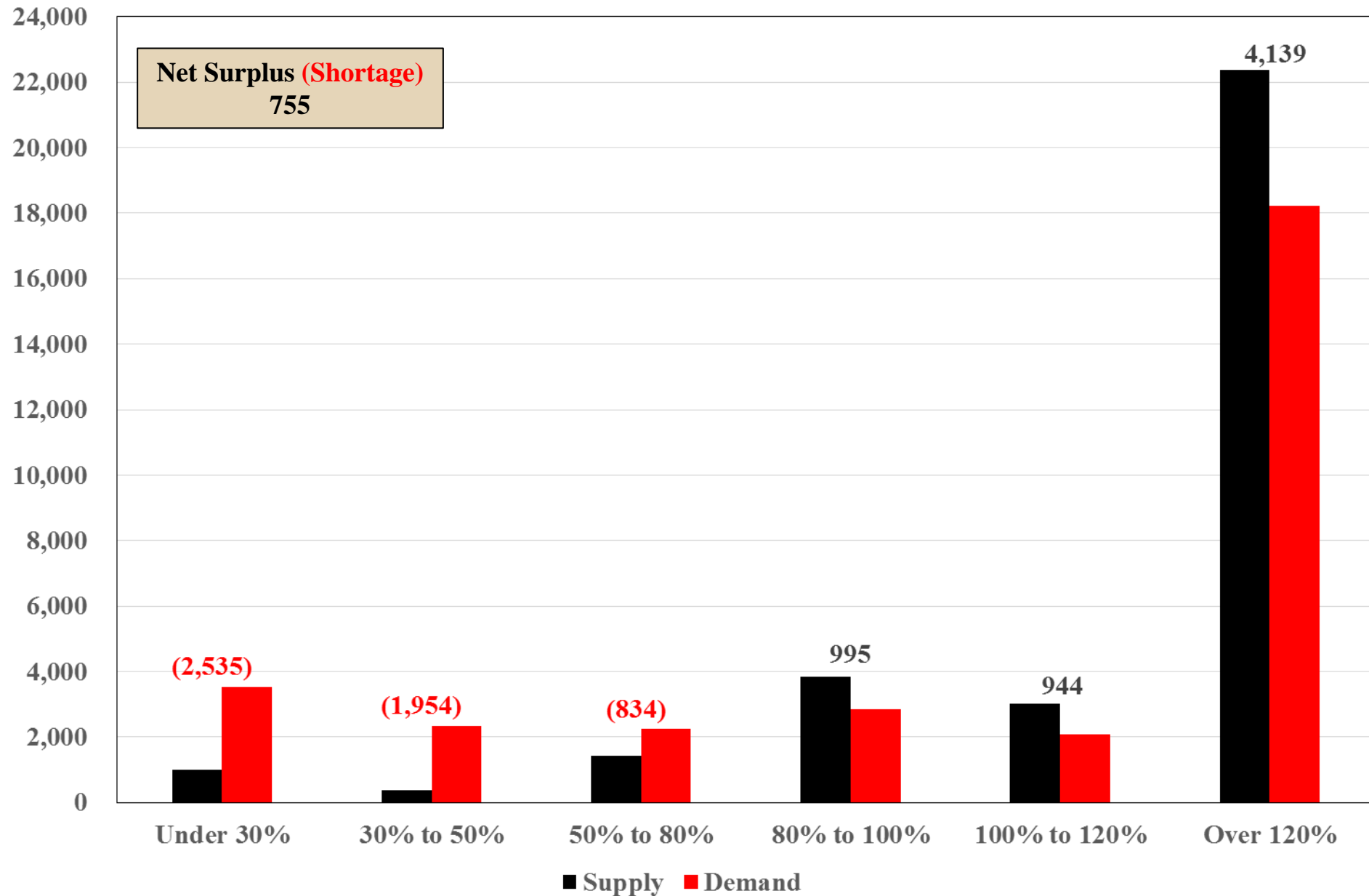
RENTAL UNIT AFFORDABILITY

City of Newton



SUPPLY/DEMAND BALANCE

City of Newton



IMPLICATIONS

IMPLICATIONS

- **Newton is a highly desirable place to live**
 - Reputation of schools
 - Location
 - Transportation
 - Community amenities
 - Quality of life

- **Local/regional supply and demand factors have made the City unaffordable to most people**
 - Regulatory climate
 - Physical constraints
 - Existing development patterns
 - Political will

IMPLICATIONS

- **Market will continue to make Newton “unaffordable”**
 - Ability to pay stronger than development potential
 - Lack of developable land
 - Economic growth
 - Preferences
 - Regulations

- **The diversity of the community is threatened**
 - Exodus of aging in place seniors will continue
 - Young professionals/families priced out
 - Workforce households will compete for limited supply

IMPLICATIONS

- **The economics of new construction have changed development patterns**
 - Cost of land/construction
 - Regulatory environment
 - Market need
 - Financial realities of new development/maintaining diversity
 - Development demand is more diverse
- **Despite development activity and market shift, demand (and values) continue to increase**
 - Sales prices
 - Rent prices
 - Redevelopment

IMPLICATIONS

■ **Community will continue to polarize economically**

■ **Inflow**

- **Wealthy empty nesters and retirees**
- **Wealthy families**

■ **Outflow**

- **Long-term resident seniors**
- **Workforce households and residents**

■ **Excluded**

- **Young professionals**
- **Newton youth**
- **Young families**

IMPLICATIONS

- **Two perspectives most vocal in community**
 - Preserve community character
 - Preserve community diversity
 - Market data, national examples prove they are not mutually exclusive
- **Balance of community priorities needs to be struck**
 - Is there a sustainable compromise?



City of Newton
**Housing Strategy
Location Selection Workshop**

November 22, 2015
1:00pm - 4:30 pm
Newton North High School Cafeteria

Participants will walk through the opportunities, challenges, and constraints of developing new diverse housing options in Newton. This project will provide the City with valuable feedback on what types of housing and in which locations, participants would like to see new housing built.

www.newtonma.gov/housingstrategy
RSVP Requested
Please email RSVP to housing@newtonma.gov
kids activity table will be included in this event

Today's Exercise

Workshop Exercise

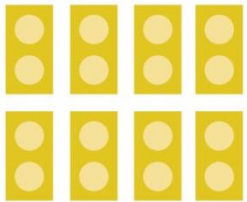
What: Identify principles and locations (not necessarily specific sites) for the construction/addition of new affordable and diverse housing units in Newton.

How: Distribute at least 300 LEGO “studs” across the map to signify which housing typologies are most appropriate for which locations.

Time: 60 minutes

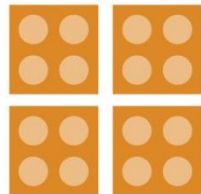
LEGO Blocks = Housing Typologies

Each table is tasked with distributing 300 studs. Using studs as the unit of measurement allows us to compare each group's distribution apples-to-apples. The important thing to remember is that each brick type represents a different share of units (e.g. one **multifamily brick is many more units than a **single family brick**).**



Single Family

All yellow 2-stud bricks are single family. Each table is given a total of 70 yellow bricks



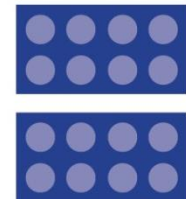
Multifamily (2-4 units)

All orange 4-stud square bricks are multifamily (2-4 units). Each table is given a total of 50 orange bricks



Townhouse

All red 4-stud linear bricks are townhouse. Each table is given a total of 50 red bricks



Multifamily (apt/condo)

All blue 8-stud bricks are multifamily (apt/condo). Each table is given a total of 20 blue bricks

TYPOLOGY 4: MULTIFAMILY (APT/CONDO)

4.1 LOW-RISE INFILL

Low-rise residential buildings are designed to fit within neighborhoods that are largely built out or at a similar density. These buildings are designed to be the centerpiece to a question, low-rise primarily targets the conversion of existing low-rise buildings to multifamily use. An infill building of this type can be used in a number of ways. It can be used to replace an existing building that is no longer viable. It can be used to replace a building that is no longer viable. It can be used to replace a building that is no longer viable. It can be used to replace a building that is no longer viable.

4.2 MID-RISE NEW CONSTRUCTION

Mid-rise residential construction within a city like New York is typically constrained to a building height of 10 to 15 stories. This is due to a number of factors, including zoning, parking, and cost. Mid-rise buildings are typically built in areas that are already developed, and they are typically built in areas that are already developed. They are typically built in areas that are already developed, and they are typically built in areas that are already developed.

4.3 MIXED USE

Mixed use development is a type of development that combines residential, commercial, and other uses in a single building or complex. This type of development is typically built in areas that are already developed, and it is typically built in areas that are already developed. It is typically built in areas that are already developed, and it is typically built in areas that are already developed.

4.4 RENOVATION/CONVERSION

Renovation and conversion projects are a type of development that involves converting an existing building into a multifamily residential building. This type of development is typically built in areas that are already developed, and it is typically built in areas that are already developed. It is typically built in areas that are already developed, and it is typically built in areas that are already developed.

Newtown Housing Strategy

CITY OF NEWTON, MASSACHUSETTS

REBUILDING TYPOLOGY MENU
APRIL 2015
NEWBURY 2015

RK&G
SASAKI

Anatomy of a LEGO

Distribute at least 300 LEGO “studs” across the map to signify which housing typologies are most appropriate for which locations.



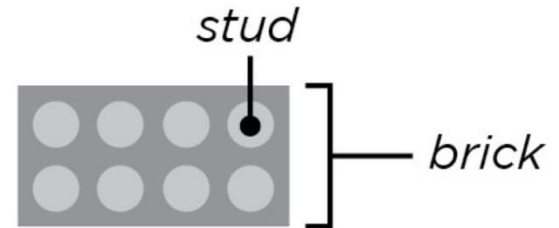
**2-stud
brick (1x2)**



**4-stud square
brick (2x2)**



**4-stud linear
brick (1x4)**

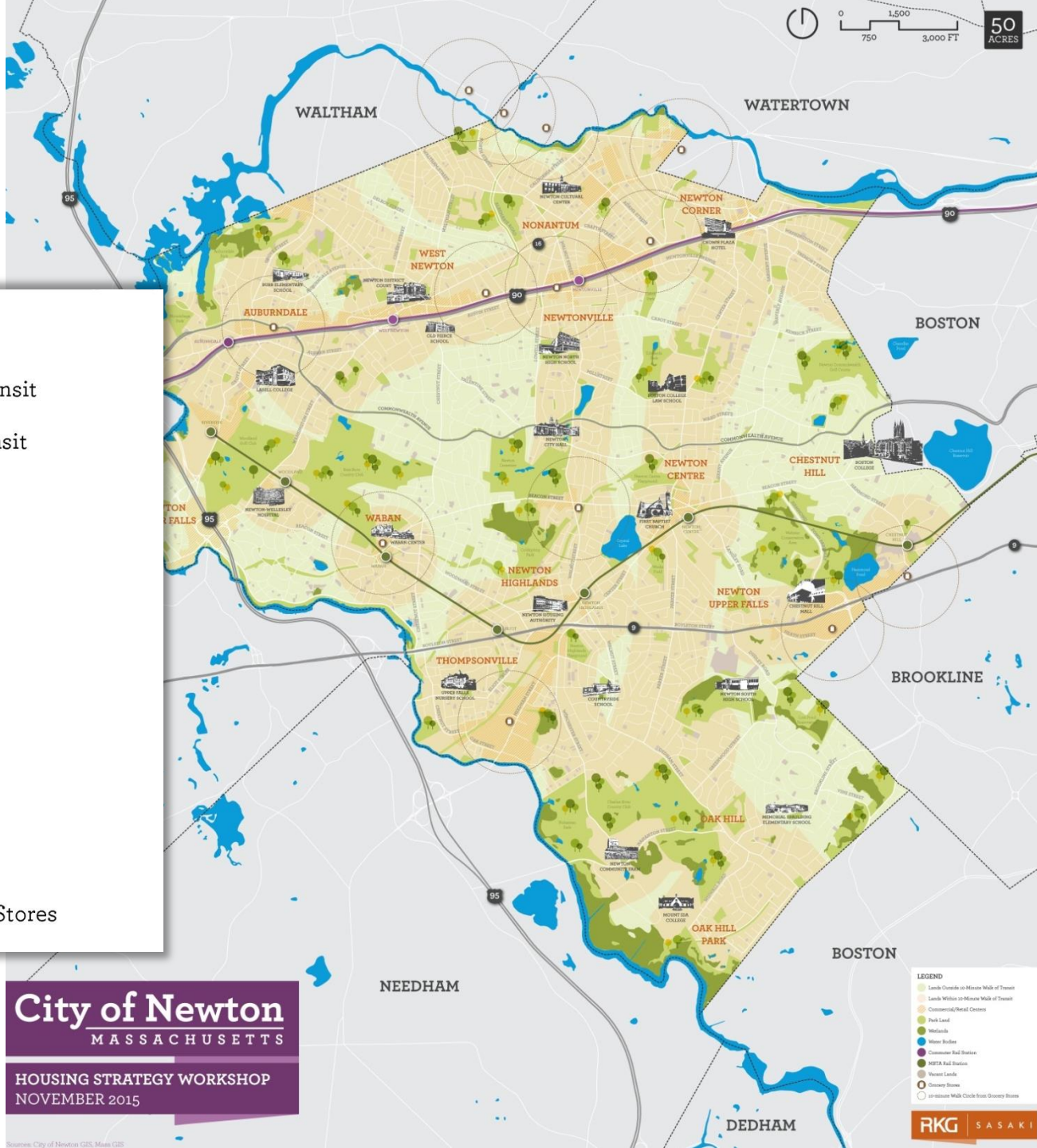


**8-stud brick
(2x4)**

Materials Overview

LEGEND

-  Lands Outside 10-Minute Walk of Transit
-  Lands Within 10-Minute Walk of Transit
-  Commercial/Retail Centers
-  Park Land
-  Wetlands
-  Water Bodies
-  Commuter Rail Station
-  MBTA Rail Station
-  Vacant Lands
-  Grocery Stores
-  10-minute Walk Circle from Grocery Stores



City of Newton
MASSACHUSETTS

HOUSING STRATEGY WORKSHOP
NOVEMBER 2015

Sources: City of Newton GIS, Mass GIS

LEGEND

-  Lands Outside 10-Minute Walk of Transit
-  Lands Within 10-Minute Walk of Transit
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- 10-minute Walk Circle from Grocery Stores

RKG SASAKI

Supplemental Maps

- **City of Newton Zoning**
- **City of Newton Land Uses, 2012**
- **Residential Lots >0.5 AC**
- **Existing Multifamily Residential Lots >4 Units**
- **Approved Multifamily Residential Projects**

Keep in Mind

Neither bricks nor studs represent an actual number of units. This is an abstract exercise.

This exercise is intended to get a sense of where the community thinks new housing units should be developed. We don't know how many new units we'll need to meet our increasing housing demand, so we're not using real numbers today.

Rules of the Game

To ensure that we can take your feedback and incorporate it into our Housing Strategy in a consistent way, there are some rules to this game.





- 1. A minimum of 300 studs must be distributed across the map.**
- 2. At least one of each brick type must be used.**
- 3. Feel free to stack bricks on any given location.**
- 4. Write on the maps! If there is something specific you want to say about a particular distribution/location, use the pens at your table to tell us.**

Once you're finished, don't clear the map!

We want to photograph your work and we'll ask you to report back to the larger group once you're finished.

The Worksheet

Once your group has finished distributing your bricks (minimum of 300 studs), fill in the exercise worksheet to report to us which units you've placed, and how many studs of each.

Single Family (1x2 LEGO Brick) 	2 STUDS x ____ BRICKS = ____ STUDS COMMENTS:
Multifamily (2-4 Units) (2x2 LEGO Brick) 	4 STUDS x ____ BRICKS = ____ STUDS COMMENTS:
Townhouse (1x4 LEGO Brick) 	4 STUDS x ____ BRICKS = ____ STUDS COMMENTS:
Multifamily (Apt/Condo) (2x4 LEGO Brick) 	8 STUDS x ____ BRICKS = ____ STUDS COMMENTS:
Table No. _____ TOTAL: ____ STUDS	
Newton Housing Strategy <small>CITY OF NEWTON, MASSACHUSETTS</small>	<small>HOUSING LOCATION EXERCISE WORKSHEET PUBLIC WORKSHOP NOVEMBER 2015</small>
RKG S A S A K I	

Remember to leave comments if there's anything specific you want to share with us!

Time

15 MINS:

Team discussion of principles. What's important to you in identifying locations for new housing in Newton? Write it down on your big pad of paper!

45 MINS:

Teamwork placing LEGOs on the map. Work together to decide what should go where.

10 MINS:

Break

30 MINS:

Brief team presentations. Tell us what your priorities were, and why you placed typologies where you did.

Let's Get Started!

TIME CHECKS

We'll make announcements at each checkpoint and give you a 5-minute head's up.

SUPPORT STAFF

We'll be walking around and readily available to answer any of your questions as you're working.

Questions?



Team Presentations



Discussion/Q&A



Next Steps

TODAY'S WORK

We will be posting the feedback collected today, along with photos of your LEGO maps on the Housing Strategy mySidewalk page.

NEXT PUBLIC MEETING

Policy & Regulatory Review: January 2015 – Exact date TBD

Draft Housing Strategy Presentation: Late February

CONTINUE THE CONVERSATION

Participate in our Housing Strategy community engagement website at newtonhousing.mysidewalk.com